

**STILLWATER COUNTY  
COMMISSIONER MINUTES**

**Notice:** These minutes reflect the proceedings of the Board of County Commissioners. The official minutes are on file with the Clerk and Recorder (MCA 7-4-2611(2)(b)).

**EMERGENCY MEETING  
OLD HOSPITAL BUILDING  
MAY 19, 2017 - 10:53 AM**

**Present:** Commissioners Dennis Shupak, Chair; Maureen Davey; Mark Crago, Members; and Lori Dobitz, Administrative Assistant.

Others present: Nancy Rohde, County Attorney; and Jerry Bokma, Facilities Supervisor.

**Former Hospital:** Commissioner Davey explained the meeting was called to discuss the two Northern Industrial Hygiene, Inc. letter reports addressing the former hospital building Ambient Air sampling for mold spore concentrations and TEM Air and dust sampling to determine the absence or presence of airborne asbestos fibers.

The reports reported the following conclusions:

1. Asbestos Air and Sampling Event - No asbestos was detected in any of the 11 TEM air samples collected. A small amount of asbestos was detected in two of the 11 TEM vacuum samples collected. The result of each sample was lower than the pre-determined action level. Based upon laboratory analysis results of the TEM air and dust samples collected during the May 8, 2017 asbestos sampling event, it is Northern's opinion that the removal of the two walls approximately 18 months ago did not result in an asbestos fiber release leading to asbestos contamination in any of the various building areas.

2. Ambient Air Sampling (airborne mold spore concentrations) - Laboratory results of bio-aerosol testing conducted in the former hospital and in the assisted living building revealed concentrations of mold spores were considered well within an acceptable range for a residential building. No musty or moldy odors were noted in any of the areas where air samples were collected on the day of Northern's visit.

*The complete reports are filed in the Clerk and Records Office under Document No. 368821 and 368822.*

Commissioner Shupak said after receiving the letters, he called Northern Industrial Hygiene, Inc. inquiring about working in the area. He was told there would be no problem working in the area, even without respirator.

Commissioner Davey said she sent the reports to MACo and spoke with Jim Muskovich, Loss Control Specialist, MACo, regarding our liability insurance. Jerry Bokma, Facilities Supervisor, said he would like to have an alternative workspace to finish his current projects until the area has been abated.

Commissioner Shupak called Kevin Oliver, P.E., Northern Industrial Hygiene, Inc., to address concerns regarding the safety of working in the old hospital building. Mr. Oliver told the group based on the samples collected, it is their opinion that the space is safe to work in. He said the very small levels of asbestos that they did find in two different areas are considered background levels, in the case, chrysotile, which is expected and normal. He said they don't believe the building is contaminated such as it can't be worked in. Mr. Oliver said there is not always a collation between visible mold and airborne mold concentrations. It depends on where the mold itself is and its growth cycle, said Oliver. Bokma asked if one was exposed to high levels of mold spores, what would the symptoms be. Mr. Oliver said cold and flu like, sometimes respiratory tract, irritation, allergic reactions, but it depends on the individual. He said we are exposed in every situation, indoors and outdoors. Commissioner Crago said it would appear the week-end before the samples were taken - a high volume of deodorizers were released. He asked if that would have anything to do with the mold airborne test results. Kevin Oliver, said he didn't necessarily think so unless for some reason there was enough of the aerosol potentially attach to mold spores and take them out of the air column. Jerry Bokma said he placed two air fresheners in the building, he thought, after the testing.

Nancy Rohde, County Attorney, asked Mr. Oliver what would happen if the people go back in there and are working on projects for the building and somehow a hole is made in the wallboard by dropping something and it hits the wallboard. Oliver said in most buildings built before 1985 - there is some level of asbestos in all of them. It is extremely common that asbestos is found in all of those buildings (of that era) and what you need to do then is react to the situation as it occurs, he said.

Commissioner Shupak called Jim Muskovich, Loss Control Specialist, MACo, who reviewed the reports. He said as far as he was concerned, it is very good news. Lower than actionable levels were found. He said in his opinion, the county could occupy the area or move the tools. Commissioner Davey asked Muskovich, (as the county's insurance carrier) with this report does it cover the county's liability. He stated he feels comfortable with people working in there as long as they don't do any demolition or construction as the report states. Commissioner Crago inquired about risks involving accidental disturbance of the material. Muskovich said a few things can be done to help abate that or greatly reduce that exposure by encapsulating it with paint. Commissioner Crago said he had no problem agreeing with the asbestos test results but he questioned the mold test results. Crago said the risk of being and working in the hospital is too great and that was his personal feeling. He said the tools should removed as he has a concern of perception and possibly an accident. He said *we need to move forward very cautiously*, because he said he *believes we have jeopardized ourselves as a county immensely by the work we have done in there*. Bokma said the points Commissioner Crago made is why he would like another place to perform his work, because he does believe perception gets

mislead.

Nancy Rohde, County Attorney, spoke about the required DEQ permitting and certified persons for an asbestos project. She said we have liability attached to the building and we need to get the tools out and then we are done. Commissioner Davey said she doesn't want anyone to work in there that doesn't feel comfortable, however, she said we did have the science done and we have talked to our liability carrier. *The safety of the building was our concern and we found out through two groups that they were satisfied with this*, Davey said. Rohde said we have to be very proactive and cautionary in what we do and now that we know it is there - we are taking the precautions.

The Commissioners and County Attorney agreed that June 15, 2017, would be the deadline to have all the tools removed and the area sealed up. Commissioner Davey said there are fire sprinkler systems and heaters that need to be maintained and serviced. Bokma said they need to be accessible to the Fire Marshall, the sprinkler systems technician, etc. Rohde said as long as the service people times are logged it will be ok.

**Meeting Adjourned:** Hearing no further comments, Commissioner Shupak adjourned the meeting at 11:25 AM

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